



Town of Carlisle

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Office of
PLANNING BOARD

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August 22, 2005

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Continued Public Hearing on applications for four special permits for a Conservation

Cluster, "Greystone Crossing," comprised of 15 building lots and 5 open space parcels within 47.3 acres located on Cross Street and Bingham Road (Map 7, Parcels 35, 36, 37, 38, 47 & 59); and three (3) Common Driveways, "Trillium Way," "Captain Wilson Lane," and Greystone Lane, all with access from Cross Street (Request of William Costello, Bingham Road LLC and Carriage Estates Trust)

Request for site plan modification of approved Common Driveway Special Permit for

Hobblebush Lane, adjacent to 894 West Street, regarding removal and replacement of stone wall on a Scenic Road (Request of Northland Residential Corp.)

ANR Plan: 216 Cross Street & 231 Bingham Road

ANR Plan: South Street ("Benfield Parcel A")

David Freedman called the meeting to order at 7:34 pm in the Clark Room at Town Hall. Board members **Louise Hara**, **Michael Epstein**, and **Kent Gonzales** and Planning Administrator, **George Mansfield**, were present. Board members Ray Bahr and Peter Stewart were absent. **Rich Boulé** arrived at 7:42 pm.

Brian Larson, 242 Autumn Lane, the candidate for associate member, Gretchen Caywood, assistant to the Planning Board, John Ballantine, 268 Fisher Street, Bonnie and Gabor Miskolczy, 447 Cross Street, and Bob Zielinski, Carlisle Mosquito reporter, were also present. Madonna McKenzie, Carlisle Town Administrator, joined the meeting at 8:40 pm

Minutes

The board reviewed minutes from 7/18/05. Epstein moved to accept minutes. Hara seconded and the motion carried 4-0.

Associate Member Vacancy

Freedman reported that Brian Larson has sent a letter to the Planning Board indicating his interest in the Associate Member vacancy, and noted that this letter has not yet been sent to the BOS. The possible necessity of a joint appointment (PB and BOS) was discussed. Epstein expressed questions on the procedure for this, suggesting that prior Town Meeting action should be reviewed for the procedure to

appoint a new member. There was discussion that a Member position requires PB/BOS approval at a joint meeting for appointment, but this may not be the case for an Associate Member. Freedman asked Mansfield to verify the procedure, then send a letter to McKenzie requesting that the PB Associate Member position be an item on the next BOS meeting agenda. Epstein suggested that such a letter could indicate that this candidate is approved by the PB, subject to revision by the BOS if joint approval is indeed required.

Epstein moved to approve Brian Larson as Associate Member of the Planning Board prior to confirmation that a joint Board confirmation is not necessary. Gonzales seconded and the motion carried 5-0.

At this point, Rich Boulé joined the meeting (7:42 pm).

Continued Public Hearing on applications for four special permits for a Conservation Cluster, "Greystone Crossing," comprised of 15 building lots and 5 open space parcels within 47.3 acres located on Cross Street and Bingham Road (Map 7, Parcels 35, 36, 37, 38, 47 & 59); and three (3) Common Driveways, "Trillium Way," "Captain Wilson Lane," and Greystone Lane, all with access from Cross Street (Request of William Costello, Bingham Road LLC and Carriage Estates Trust)

Mansfield received a letter from George Dimakarakos this date requesting a continuation of the public hearing on behalf of the applicant, William Costello, to the next available PB meeting. (This letter also indicated renaming of the Concord Crossing project to Greystone Crossing.) The review engineer, (Mark Sleger), has been in contact with Stamski and McNary, Inc., however the PB has not received a written report from him, and the applicant, William Costello, did not wish to continue the process without the written documentation.

Freedman suggested that the PB should reopen the hearing only to discuss the sitewalk conducted on 8/16/05 regarding the pathways and trails, as we may be able to make progress on issues in this area. Mansfield agreed and suggested allowing questions.

Freedman reopened the public hearing for the aforementioned discussion purposes. He stated that, along with him, the participants in the walk were: three members of the Trails Committee, William Costello (applicant), PB member Hara, and 8 or 9 neighborhood representatives.

Freedman stated that, at the site, Costello agreed to provide funds for a pathway parallel to Cross St., but did not want to build it. After more discussion, Costello agreed that if someone from the Town addressed potential issues with Cons Com, and got Cons Com approval for the path, he would construct the path.

The walk on 8/16 toured Cross Street, and Costello showed where the path would go. It will be a pathway to parallel Cross Street on the east side, meandering along the length of frontage of all properties. Hara pointed out that Costello will provide a plan that the PB can work from, and this plan will be provided to the Trails Committee and to Cons Com. The proposed construction is asphalt hardtop with an aggregate stone finish, however Cons Com would need to approve this. Boulé mentioned water runoff issues, and Freedman stated that the path meanders to keep grade changes to a minimum. Freedman mentioned that the Trails Committee also has a wetlands crossing detail that Cons Com approves of.

Two basic questions were pointed out by Freedman: 1) if the Trails Committee works with Cons Com to design the plans, would the PB be comfortable with this? and 2) would residents of the Town be responsible for maintenance? Freedman suggested that the BOS be asked their views on maintenance issues.

At this point, Mansfield displayed the Greystone Crossing documents, and Freedman and Mansfield pointed out areas where easements will be necessary. Freedman verified to Epstein that this pathway has been requested by the neighbors along these properties. Hara pointed out the overall route of the path.

Freedman stated that Costello is considering a 3.5-foot wide path, while Pathways Committee usually advocates a 5-foot path. Mansfield checked the Town subdivision regulations at this point, and verified

that regulations do state generally a 4 to 5-foot path width. Freedman suggested that we can say about 4 feet, but should talk with Cons Com, and also that we should send a memo to the BOS outlining what has been proposed and get their agreement (on maintenance and issues such as construction materials, path width).

Bonnie Miskolczy, 447 Cross Street, asked about the subgrade under the asphalt, and stated that Costello had referred to it as macadam. Hara stated that the depth is generally 6 inches, or, if loose, they dig deeper. The engineer will have to specify this. When Hara asked B. Miskolczy if the neighbors prefer a trail to a pathway, B. Miskolczy stated that safety was the first priority.

Freedman asked if the PB had an opinion on the Trails Committee proceeding on this issue. Hara suggested that Cons Com, Trails and Pathways committee members should walk the proposed path with Costello and the town engineer, and suggested an afternoon timeframe. Mansfield pointed out that there is a 20-day appeals period after the special permit decision is made before work can begin.

Epstein asked if it is possible to approve the development subject to a "condition subsequent" on agreement of materials, exact location, maintenance issues, etc. Mansfield stated that this is possible, and Hara pointed out that we are very closely agreed on location. Regarding maintenance, Freedman pointed out that some areas are within town property and some are on a right-of-way, while some are on open space deeded to the town. If on town property, who maintains it? Mansfield pointed out that the town would probably be responsible for maintenance on a right-of-way or on town land. Freedman asked if McKenzie could be approached to talk to Town Counsel about it.

Epstein pointed out that in prior meeting minutes, the issue of Town Counsel reviewing all documents associated with this permit has come up. Mansfield stated that Town Counsel had not yet reviewed this, and suggested asking McKenzie to request the Counsel's review of the overall concept. Freedman agreed that this would alert the BOS that this is happening, and that also the Trails Committee should proceed with their sitewalk. Hara stated that Trails will proceed upon return of certain individuals from vacation. Also, Hara stated that she had an introductory talk with Sylvia (Conservation Administrator), so that she is aware.

B. Miskolczy expressed concern that the old farm roads be preserved, as this is what the neighbors have always requested, and they do not feel that this is happening. Hara suggested that this may need to be addressed directly to Costello by the neighbors. Freedman pointed out that this hearing does not include development across the street.

Freedman stated that the Trails Committee walked Captain Wilson Lane and followed where the trail would go. The easement is there, and the Trails Committee is pleased with the easement location. Freedman verified that Mansfield would talk with McKenzie tomorrow (8/23), as she has returned from vacation.

B. Miskolczy asked when this issue would reconvene, at which point Mansfield verified that 8:15 pm at the September 12th meeting is possible. Hara moved that the hearing be continued at that time, and Boulé seconded the motion.

Mansfield stated that one copy of the plans will be taken to the Trails Committee. Epstein suggested that reduced-size copies be presented to the BOS.

Further discussion, along with the hearing, was continued to September 12th at 8:15 pm.

ANR Plan: 216 Cross Street & 231 Bingham Road, Map 7, Parcels 35, 36, 37, 38, & 59, Bingham Road LLC, applicant

Mansfield displayed the ANR plan for viewing, and illustrated property areas under discussion, which included the proposed Greystone Crossing Conservation Cluster. This plan would create two lots that were not included in the Conservation Cluster. When Boulé inquired as to why these areas were excluded,

Mansfield suggested that it may be that if they were included, 30% of the total area of these lots would be required to be part of the cluster open space.

Freedman inquired about the lot numbering system – e.g. 7.38A, 7.59A, etc. Mansfield indicated that these were numbers assigned by the applicant. Mansfield also pointed out that this plan results in the creation of 3 new lots (including the one that will contain the majority of the cluster). Mansfield stated that the ANR plans came in Friday, and that he looked them over himself, and with Chris McNary today. Mansfield stated that in his opinion these plans are accurate. Hara pointed out that the cart path is still shown, and Mansfield indicated that it will become Captain Wilson Way.

Mansfield pointed out that the Board will be endorsing, not approving, these lots, and that it is Costello's intention to sell the lots before development. Freedman stated that Costello will give an easement on one lot for a cistern.

Epstein moved to endorse the plan of land in Carlisle on Cross Street and Bingham Road for Bingham Road LLC drawn by Stamski and McNary, Inc. dated 8/5/05 creating lots 7.38A, 7.38B and 7.59A as ANR lots, and Hara seconded. The motion carried 5-0-0.

Note: At this point (8:40 pm), Madonna McKenzie, Town Administrator, arrived after the open hearing had closed. Mansfield stated he would discuss it with her the next day (8/23). McKenzie responded to Mansfield's question that the next BOS meetings are 8/23 and 9/13.

Administrative Assistant position

Mansfield announced that Gretchen Caywood of Maynard has been offered the position of Administrative Assistant for the PB, after interviewing several applicants and calling back two for second interviews. Ms. Caywood has accepted the position, and is in attendance tonight for beginning "on-the-job" training.

Long Range Planning Meeting

Freedman reminded the board that a meeting will be held on August 29th at his residence, 301 Hutchins Road, at 7 pm. Freedman had spoken with Doug Stevenson regarding the BOS summer planning meeting. Freedman will forward their goals list to the PB.

Applegrove Lane fire prevention / Northland Residential Corp.

Mansfield received an email this date (8/22) from Peter Crabtree of Northland Residential concerning this issue, expressing that he has learned that the Fire Chief and Assistant Chief still have concerns regarding the dry hydrant that was approved by the PB for Applegrove Lane. Crabtree suggested that the PB contact the Fire Department to reiterate the results of prior discussions. A copy of this email and related prior communications was distributed to the PB.

Mansfield reviewed the issue, stating that the applicant proposed to use the pond as a water source for 5 lots on the East side of West Street. After the dry hydrant design had been reviewed by the applicant's fire protection engineer, and modified at his suggestion, the PB approved the application with a condition that the dryline be tested by the Fire Department to assure that it will meet the 1000 gallon/minute pumping requirement.

Freedman asked why and how these questions came about again. Boulé mentioned some specific finding recommendations (e.g.: increasing to 10" pipe diameter) and felt that there really may be no issue here. Freedman recommended that this discussion be continued later in the meeting since John Ballantine had arrived to discuss the next item.

ANR Plans: South Street ("Benfield Parcel A"), Map 5, Parcels 7, 7-1, 7-2, 7-3, 7-4, & 7-5, Town of Carlisle, BOS applicant.

John Ballantine is present for this discussion, and has been appointed by the BOS to take the Benfield plans to the next stage. He is a former Town Selectman.

Mansfield introduced the plan, and that since the applicant is the BOS, they have requested a filing fee waiver. Hara moved that fees be waived. Boulé seconded the motion, and the motion carried 5-0.

Ballantine stated that there is nothing new on the 2 Benfield lots. These are the only approved plans on file. Epstein questioned the old and new lot lines both being shown, and Ballantine indicated that Metrowest had been instructed to do so by Mansfield, as this is standard procedure (Mansfield). Ballantine indicated that the ANR plan is called the Recombination Plan of Land. Freedman verified with Ballantine that no further identification is required, as the lot is not recorded yet. Mansfield indicated that a progress plan was submitted by Metrowest, Town Counsel has reviewed it, and the plan meets the needs as far as drafting easement documents.

Epstein moved to endorse the recombination plan of land for Benfield Parcel A, Map 5, Parcels 7, 7-1, 7-2, 7-3, 7-4, & 7-5 for the Town of Carlisle BOS, drawn by Metrowest dated 8/1/05, as ANR, combining the existing 6 lots to 1. Hara seconded, and the motion carried 5-0.

The Board then considered the second plan, entitled Town Subdivision Plan of Land. Ballantine mentioned that Counsel advised that the housing portion of the lot should have frontage, for financing and other purposes, but a small portion of the new lot will still be subject to open space restrictions. The plan has been reviewed by the Recreation Commission, Cons Com and the Housing Authority. Lots 1 and 3 are recreational/ open space, lot 2 is for housing, and lot 4 is for open space conservation. The goal is to file the plans with the state by the end of September for state approval. Freedman confirmed to Boulé that all of the lot is general residence B zoned.

Epstein moved to endorse the town subdivision plan of land for parcel A in Carlisle drawn by Metrowest on 8/10/05 showing single lots on South Street divided into 4 lots, lots 1, 2, 3, and 4 as ANR. Hara seconded, and the motion carried 5-0.

After signing of plans at 9:10 pm, Ballantine left the meeting. McKenzie also left the meeting at this time.

Applegrove Lane fire prevention / Northland Residential Corp. (continued)

Hara reminded that all engineering data indicate that the dry hydrant should work, and the developer was willing to build based upon the data. Freedman suggested that there is no need for any formal response to the Fire Department because of the Crabtree email. Epstein suggested that the Fire Department was possibly just reiterating concerns. At this point, the PB agreed that the best course of action is to let the dry hydrant prove itself after construction, as all engineering data indicate that it should work, and there is no way of proving this in advance of its construction. They also suggest that the applicant have their fire protection engineer present for the Fire Department testing.

Request for site plan modification of approved Common Driveway Special Permit for Hobblebush Lane, adjacent to 894 West Street, regarding removal and replacement of stone wall on a Scenic Road (Request of Northland Residential Corp.)

This issue was postponed until the next PB meeting.

Wireless Bylaw Subcommittee

Boulé reviewed all coverage maps with Gonzales as to why a tower is needed in the center of town. Sprint coverage is lacking in the area. Boulé also pointed out that wireless antennae on building roofs have generally not worked very well elsewhere, and therefore a tower is needed. Height requirements for tower

need further investigation, but will probably need to be on the order of 130 feet. Hara advocated even higher.

Larson mentioned potential synergy with emergency power needs by using the wireless back-up generator for school emergency power needs.

Preparation of an Affordable Housing Plan [Karen Sunnarborg]

Freedman reported that he had called DHCD regarding the Affordable Housing Plan, and that they have not completed their review. The time will be close to 90 days, or the end of September. Hara stated she planned to attend the housing meeting on Wednesday, 8/24

GIS (Applied Geographics)

Freedman stated that he is hoping to resolve this issue by month end, since completion of this work is using encumbered funds. Hara stated that the majority of the work is done. Mansfield informed all that since a power outage 2 weeks prior, Janice has not been able to connect to the GIS database. The server works, but the database cannot be accessed. David O'Hearn has tried to repair it once, with no success. He will be contacted again for further investigation of the problem.

At this point, Freedman reminded the PB meeting about the discussion of goals next Monday, August 29th at his residence. This will be a free-form meeting, with no meeting packet or agenda.

Boulé moved to adjourn the meeting. Hara seconded, and the board voted unanimously to adjourn at 9:41 pm.

Respectfully submitted,

Gretchen Caywood
Administrative Assistant